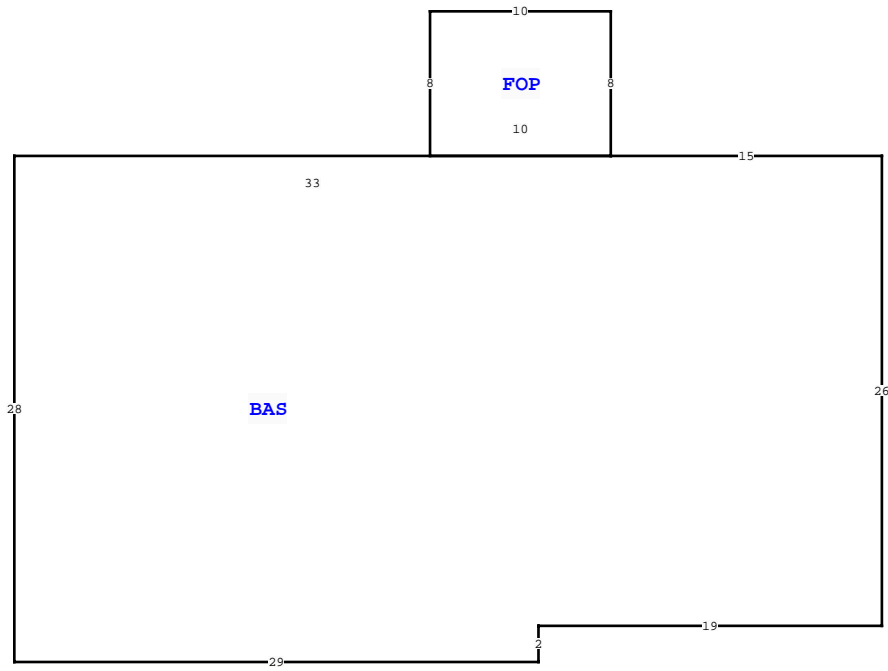


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 100 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | 2 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | 10 | 100 | |
| RMS | 4 | 100 | |
| Stories | 1. | 1. 100 | |
| Units | 0 | 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 1700 | OFFICE BLD | 1STY |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 840317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,306 | 100 | |
| FOP | 80 | 30 | |
| TOTALS | 1,386 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 4900 | 04 | 1,330 | 92.9040 | 68.75 | 91,438 | 1952 | 1995 | 0 | 0 | 45.00 | 55.00 | |
| 1 OFFICE LOW 0% - 0 Heated Area: 1306 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 50,291 |
| TOTAL MARKET OB/XF VALUE | | | 8,020 |
| TOTAL LAND VALUE - MARKET | | | 79,800 |
| TOTAL MARKET VALUE | | | 138,111 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 138,111 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 138,111 |
| TOTAL JUST VALUE | | | 138,111 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 128,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 0000342 | COMMERCIAL | 155 | 12/28/1994 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1478/303 | 10/26/2022 | QC | U | V | 11 | 0 |
| GRANTOR: ELLOR GAY E | | | | | | |
| GRANTEE: FLORIDA FIRST COAST | | | | | | |
| 0938/2040 | 10/26/2001 | WD | Q | I | | 160,000 |
| GRANTOR: FIRST SOUTH PROPRTIE | | | | | | |
| GRANTEE: FLORIDA FIRST COAST | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 5,280.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 7,920 | |

| TOTAL OB/XF | | | | | | | | | | | | | 8,020 |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|------------|
| 935 SW BAYA DR, LAKE CITY | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | 05/12/2026 |
| LAND DATE | | | | | | | | | | | | | MLU |
| AG DATE | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 FOP= N8 E10\$W33 S28 E29 N2 E19 N26\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| 1 | 1700 | C | 1STORY OFF | 0 | | *RSF | 300.00 | 107.00 | 10,700.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 74,900 | | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | *RSF | 300.00 | 125.00 | 4,356.00 | SF | | 1.00 | 1.00 | 0.90 | 1.25 | 1.13 | 4,900 | | | | | | | | |